CITY OF CHICAGO ZONING BOARD OF APPEALS

FRIDAY- August 16, 2019

121 N. LaSalle Street- City Council Chambers- 2nd Flr.

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

Farzin Parang Sylvia Garcia Sam Toia

Chairman Parang called the meeting to order at 9:07 AM and then undertook a roll call to establish the presence of a quorum. The morning hearings commenced with three members present (Parang, Garcia, and Toia).

Motion to approve the minutes from the July 19, 2019 regular meeting made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

Motion to approve the August 16, 2019 agenda made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

9:00 A.M.

395-19-S ZONING DISTRICT: RS-2 WARD: 34

APPLICANT: Shama Ministries **OWNER:** Same as applicant

PREMISES AFFECTED: 11136 S. Eggleston Avenue

SUBJECT: Application for a special use to establish a group community

home.

Continued to September 20, 2019 at 2:00 PM

396-19-Z ZONING DISTRICT: RS-2 WARD: 41

APPLICANT: Joseph M. Haugh **OWNER:** Same as applicant

PREMISES AFFECTED: 6429 N. New England Avenue

SUBJECT: Application for a variation to reduce the north side setback from

the required 4' to 2.69', south setback from 4' to 3.15', combined side setback from 9.3' to 5.84' for a proposed two-story, rear addition, rear enclosed porch, and second floor addition to the

existing single family residence.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

397-19-S ZONING DISTRICT: B3-3 WARD: 49

APPLICANT: Cally Raduenzel dba Cally's Curls & Co.*

OWNER: CIG Howard Commercial, LLC

PREMISES AFFECTED: 1627 W. Howard Street

SUBJECT: Application for a special use to establish a hair salon.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Garcia, and Toia.

*Amended at Hearing

APPLICANT: Dynaprop XXXII: 1226 Winnemac, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1226 W. Winnemac Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 40'-8" to 31'-8" for a proposed rear three-story addition and to convert the existing three dwelling unit building to a five

dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Garcia, and Toia.

399-19-Z ZONING DISTRICT: RT-4 WARD: 47

APPLICANT: Dynaprop XXXII: 1226 Winnemac, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1226 W. Winnemac Avenue

SUBJECT: Application for a variation to reduce the required rear yard open

space from the required 354 square feet to 323 square feet for a proposed rear three-story addition and to convert the existing three

dwelling unit building to a five dwelling unit building.

Motion to approve made by Chairman. Second by Toia.

Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

400-19-S ZONING DISTRICT: B3-1 WARD: 39

APPLICANT: Nadya Hope Salon, Inc.

OWNER: Polamer, Inc.

PREMISES AFFECTED: 6142 N. Milwaukee Avenue

SUBJECT: Application for a special use to establish a nail salon.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

401-19-S ZONING DISTRICT: B1-3 WARD: 50 APPLICANT: SRMP Executive Inc. dba Style and Smile Beauty Salon

OWNER: Ajaz Ali Khan

PREMISES AFFECTED: 2435 W. Devon Avenue

SUBJECT: Application for a special use to establish a hair and nail salon.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas — Chairman, Garcia, and Toia.

402-19-Z ZONING DISTRICT: DR-3 WARD: 42

APPLICANT: Joseph Peterchak **OWNER:** Same as applicant **PREMISES AFFECTED:** 77 E. Cedar Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 20.08' to zero for a proposed three-story rear addition with

roof deck.

Continued to September 20, 2019 at 2:00 PM

403-19-S ZONING DISTRICT: B1-2 WARD: 50

APPLICANT: Ashor Younan*

OWNER: Peter Fortsas

PREMISES AFFECTED: 2921 W. Devon Avenue

SUBJECT: Application for a special use to establish a hair salon.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

*Amended at hearing

404-19-S ZONING DISTRICT: B1-3 WARD: 11

APPLICANT: C A Pioneer Holding, Inc.

OWNER: Same as applicant

PREMISES AFFECTED: 2801-07 S. Halsted Street/739-47 W. 28th Street

SUBJECT: Application for a special use to establish a four-story, thirty

dwelling unit residential building.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

405-19-Z ZONING DISTRICT: B1-3 WARD: 11

APPLICANT: C A Pioneer Holding, Inc.

OWNER: Same as applicant

PREMISES AFFECTED: 2801-07 S. Halsted Street/ 739-47 W. 28th Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to zero and to eliminate the one required off-street loading space for a proposed four-story, thirty dwelling unit

residential building.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

406-19-S ZONING DISTRICT: B3-2 WARD: 32

APPLICANT: Eclectic Nail Lounge, LLC

OWNER: Kimon Gabrielatos

PREMISES AFFECTED: 1347 W. Belmont Avenue Floor G

SUBJECT: Application for a special use to establish a hair / nail salon.

Dismissed for Want of Prosecution

407-19-Z ZONING DISTRICT: RM-4.5 WARD: 43

APPLICANT: 1913 N. Halsted Inc. **OWNER:** Same as applicant **PREMISES AFFECTED:** 1913 N. Halsted Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 39.3' to 32' for a proposed four-story, two dwelling unit

building.

Continued to September 20, 2019 at 2:00 PM

408-19-Z ZONING DISTRICT: RM-4.5 WARD: 43

APPLICANT: 1913 N. Halsted, Inc. **OWNER:** Same as applicant **PREMISES AFFECTED:** 1913 N. Halsted Street

SUBJECT: Application for a variation to establish a new curb cut to serve a

proposed four-story, two dwelling unit building. Continued to September 20, 2019 at 2:00 PM

APPLICANT: Peter Brejnak **OWNER:** Same as applicant

PREMISES AFFECTED: 2138-40 W. Evergreen Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 15' to 10.75', east setback from 2.14' to 0.04' (west setback to be 3.03'), combined side setback from 5.35' to 3.07' to allow the subdivision of a zoning lot in to two zoning lots. The existing building at 2138 W. Evergreen shall remain and be

converted from three dwelling units to four dwelling units and four

new parking stalls at the rear of the lot. The lot at 2140 W.

Evergreen shall be vacant.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

410-19-S ZONING DISTRICT: B1-2 WARD: 40

APPLICANT: Alan Coyle

OWNER: Same as applicant

PREMISES AFFECTED: 2755 W. Lawrence Avenue

SUBJECT: Application for a special use to establish residential use below the

second floor for a proposed four-story, six dwelling unit building with six car garage with roof deck accessed from the rear open

porch.

Continued to September 20, 2019 at 2:00 PM

411-19-Z ZONING DISTRICT: B1-2 WARD: 40

APPLICANT: Alan Coyle **OWNER:** Same as applicant

PREMISES AFFECTED: 2755 W. Lawrence Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 2' for a proposed four-story, six dwelling unit building with a six car garage with roof deck accessed from the

rear open porch.

Continued to September 20, 2019 at 2:00 PM

412-19-Z ZONING DISTRICT: RT-4 WARD: 4

APPLICANT: Metropole Group, LLC
OWNER: Same as applicant

PREMISES AFFECTED: 4350 S. Berkeley Avenue

SUBJECT: Application for a variation to reduce the minimum lot area from

the required 3,000 square feet to 2,955.12 for a proposed three-

story, three dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas — Chairman, Garcia, and Toia.

413-19-S ZONING DISTRICT: B3-2 WARD: 49

APPLICANT: JYM Investments, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2321 W. Howard Street

SUBJECT: Application for a special use to establish a one-lane drive through

to serve a proposed one-story, restaurant.

Continued to September 20, 2019 at 2:00 PM

414-19-S ZONING DISTRICT: B3-1 WARD: 41

APPLICANT: Elite Cigar Lounge and Hookah Bar, Inc.

OWNER: Ernest A. Cheirgalos Trust dated October 19, 2010

PREMISES AFFECTED: 6416 N. Lehigh Avenue

SUBJECT: Application for a special use to establish a hookah bar.

Motion to approve with conditions made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and

Toia.

415-19-S ZONING DISTRICT: B3-1 WARD: 35

APPLICANT: 7-Eleven, Inc. **OWNER:** Same as applicant

PREMISES AFFECTED: 4346 N. Kimball Avenue

SUBJECT: Application for a special use to establish a gas station.

Continued to September 20, 2019 at 2:00 PM

416-19-Z ZONING DISTRICT: RS-3 WARD: 14

APPLICANT: Sze Wing Li
OWNER: Ernesto Esparza

PREMISES AFFECTED: 4421 S. Drake Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 39.97' to 15.17', north side setback from 2' to 1.40', south side setback from 2' to 1.57', combined side setback from 5' to 2.97' to permit the subdivision of one zoning lot into two zoning lots. The existing single family residence shall remain at 4421 S.

Drake Avenue.

Continued to September 20, 2019 at 2:00 PM

417-19-Z ZONING DISTRICT: RS-3 WARD: 14

APPLICANT: Sze Wing Li
OWNER: Ernesto Esparza
PREMISES AFFECTED: 4421 S. Drake Avenue

SUBJECT: Application for a variation to reduce the off-street parking from

one non-conforming parking space to zero to allow the subdivision of one improved zoning lot into two zoning lots. The existing single family residence shall remain at 4421 S. Drake Avenue.

Continued to September 20, 2019 at 2:00 PM

418-19-Z ZONING DISTRICT: RS-3 WARD: 14

APPLICANT: Sze Wing Li
OWNER: Same as applicant
PREMISES AFFECTED: 4423 S. Drake Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 39.97' to 20' for a proposed two-story, single family

residence.

Continued to September 20, 2019 at 2:00 PM

APPLICANT: 1932 N. Fremont, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1932 N. Fremont Street

SUBJECT: Application for a variation to reduce the south side setback from

the required 2' to 1' (north side to be 3'), combined side setback from 5' to 4' for a proposed three-story, single family residence.

Continued to September 20, 2019 at 2:00 PM

420-19-S ZONING DISTRICT: B3-2 WARD: 44

APPLICANT: Medmar Lakeview, LLC*
OWNER: 3524 N. Clark, LLC
PREMISES AFFECTED: 3524 N. Clark Street

SUBJECT: Application for a special use to establish a medical cannabis

dispensary.

Continued to September 20, 2019 at 2:00 PM

421-19-Z ZONING DISTRICT: RS-2 WARD: 23

APPLICANT: Tim & Susan Saffran **OWNER:** Same as applicant

PREMISES AFFECTED: 5343 S. Rutherford Avenue

SUBJECT: Application for a variation to reduce the required front setback

from the required 21' to 16' for a proposed front porch to the

existing two-story, residential building.

Motion to approve made by Chairman. Second by Toia. Motion failed 0-3; yeas – none; nays - Chairman, Garcia, and

Toia.

422-19-Z ZONING DISTRICT: C1-1 WARD: 12

APPLICANT: United Developments and Investments II, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 1551-59 W. 33rd Street

SUBJECT: Application for a variation to reduce the front setback from the

required 7.63' to zero for a proposed one-story commercial

building with five open parking stalls.

Continued to September 20, 2019 at 2:00 PM

423-19-S ZONING DISTRICT: B3-2 WARD: 44

APPLICANT: Natural Nail Cafe Corp.

OWNER: Ni Brother Inc.

PREMISES AFFECTED: 2831 N. Halsted Street 1N

SUBJECT: Application for a special use to establish a nail salon.

Continued to September 20, 2019 at 2:00 PM

424-19-Z ZONING DISTRICT: C2-2 WARD: 26

APPLICANT: Grand Palace, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2202-10 W. Grand Avenue

SUBJECT: Application for a variation to reduce the reverse corner lot side

setback from 39.16' to 2.5'* for a proposed five-story*, mixed use building with a twenty-three car private garage at the ground floor.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

*Amended at hearing

425-19-Z ZONING DISTRICT: C2-2 WARD: 26

APPLICANT: Grand Palace, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2202-10 W. Grand Avenue

SUBJECT: Application for a variation to increase the height from the

maximum 50' to 51.5' for a proposed five-story, mixed use

building with an attached twenty-three car garage at ground floor.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

426-19-Z ZONING DISTRICT: C2-2 WARD: 26

APPLICANT: Grand Palace, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2202-10 W. Grand Avenue

SUBJECT: Application for a variation to reduce the minimum lot area per

dwelling unit from the required 1,000 square feet to 939.94 square feet for a proposed five-story, mixed use building with an attached

twenty-three car garage at the ground floor.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

427-19-S ZONING DISTRICT: B3-1 / B1-1 WARD: 50

APPLICANT: CMC Pratt, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2751-59 N. Pratt Avenue / 6745 N. California Avenue

SUBJECT: Application for a special use to establish a community center in an

existing one-story building with a new second floor addition with

retail space to remain.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

428-19-Z ZONING DISTRICT: B3-1/B1-1 WARD: 50

APPLICANT: CMC Pratt, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2751-59 N. Pratt Avenue/ 6745 N. California Avenue

SUBJECT:

Application for a variation to reduce the interior landscape from 406 square feet to 365 square feet, reduce the number of interior trees from three to one, eliminate the 7' landscape setback with three trees and twenty shrubs along Pratt and California Avenue, allow the 4' high ornamental fence to be located at the property line instead of 5' from the property line and to erect a 6' high wooden trash enclosure instead of a masonry enclosure to serve the

proposed community center.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

ZONING DISTRICT: B1-1 429-19-S **WARD: 19**

APPLICANT: Kerry L. Butler dba Urban Naturals Salon

OWNER: Matija Dostal

1755-57 W. 95th Street PREMISES AFFECTED:

SUBJECT: Application for a special use to establish a beauty salon.

> Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas - Chairman, Garcia, and Toia.

430-19-S **ZONING DISTRICT: PMD 8-A WARD: 12**

APPLICANT: Cook- DuPage Transportation Company, Inc.

2005, LLC **OWNER:**

PREMISES AFFECTED: 2005 W. 43rd Street / 4328-4424 S. Damen Avenue

SUBJECT: Application for a special use to expand a major utilities and service

> for a proposed wash station, filling station, fleet vehicle storage and fleet vehicle repairs within an existing rear one-story portion

of an existing five and one-story building.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

431-19-S **ZONING DISTRICT: B3-2** WARD: 2

Svitlana Maldonado & Sophia Mamchur dba SBK Dog Club, Inc. **APPLICANT:**

OWNER: 1522 N Ashland, LLC PREMISES AFFECTED: 1522 N. Ashland Avenue

SUBJECT: Application for a special use to establish an animal boarding /

daycare facility.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

432-19-S **ZONING DISTRICT: B1-1** WARD: 4

APPLICANT: The Healthy Hair Boutique (La Joie Johnson)

Fourstars, LLC **OWNER:**

PREMISES AFFECTED: 700 E. 47th Street, Suite C

Application for a special use to establish a hair salon. **SUBJECT:**

> Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas - Chairman, Garcia, and Toia.

433-19-S **ZONING DISTRICT: RS-3 WARD: 34**

Aaron Mallory dba GRO Community **APPLICANT:** Aaron Mallory dba Gro Real Estate, LLC **OWNER:**

350 W. 109th Place PREMISES AFFECTED:

SUBJECT: Application for a special use to establish a transitional residence.

> Motion to approve made by Chairman. Second by Toia. Motion failed 1-2; yeas – Garcia; nays - Chairman and Toia.

ZONING DISTRICT: C1-2 WARD: 27 434-19-S

APPLICANT: Hermon Baptist Church **OWNER:**

Same as applicant

PREMISES AFFECTED: 3127-37 W. Carroll Avenue

SUBJECT: Application for a special use to establish a religious assembly in a

proposed two-story building with twenty-seven parking spaces. Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

Chairman moved to recess at 11:50 AM. Second by Toia. Motion carried 3-0; yeas-Chairman, Garcia, and Toia.

The Board reconvened at 2:05 PM. Chairman undertook a roll call to establish the presence of a quorum. The afternoon hearings commenced with three members present (Chairman, Garcia, and Toia).

2:00 P.M.

435-19-Z ZONING DISTRICT: B3-3 WARD: 47

APPLICANT: Alfred J. Cantieri **OWNER:** Same as applicant

PREMISES AFFECTED: 4105 N. Lincoln Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 3.72' for a proposed second floor addition with one

dwelling unit above the existing one-story retail building.

Motion to approve made by Chairman. Second by Toia.

Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

436-19-Z ZONING DISTRICT: B3-3 WARD: 47

APPLICANT: Alfred J. Cantieri **OWNER:** Same as applicant

PREMISES AFFECTED: 4105 N. Lincoln Avenue

SUBJECT: Application for a variation to reduce the required automobile

parking spaces from one to zero for a proposed second floor

addition with one dwelling unit above the existing one-story, retail

building.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

437-19-S ZONING DISTRICT: PMD-4 WARD: 27

APPLICANT: NB2M, LLC

OWNER: 2201 West Fulton, LLC **PREMISES AFFECTED:** 2201 W. Fulton Street

SUBJECT: Application for a special use to establish an accessory off-site

parking lot with twenty-nine parking stalls to serve a proposed industrial private event space located at 2145 W. Walnut Street. Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

ZONING DISTRICT: PMD-4 WARD: 27

APPLICANT: NB2M, LLC

438-19-Z

OWNER: 2201 West Fulton, LLC **PREMISES AFFECTED:** 2201 W. Fulton Street

SUBJECT: Application for a variation to establish shared parking for twenty-

nine parking spaces which will be shared between an existing industrial use located at 2201 W. Fulton and a proposed industrial private event space located at 2145 W. Walnut Street which will

have different peak parking demands.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

439-19-S ZONING DISTRICT: PMD-4 WARD: 27

APPLICANT: NB2M, LLC

OWNER: 2201 W. Fulton, LLC

PREMISES AFFECTED: 215 N. Leavitt

SUBJECT: Application for a special use to establish twenty five accessory off-

site parking spaces in an existing lot to serve the proposed industrial event space located at 2145 W. Walnut Street.

Motion to approve made by Chairman. Second by Toia.

Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

440-19-Z ZONING DISTRICT: PMD-4 WARD: 27

APPLICANT: NB2M, LLC

OWNER: 2201 W. Fulton, LLC **PREMISES AFFECTED:** 215 N. Leavitt Street

SUBJECT: Application for a variation to establish shared parking for eleven of

the twenty five parking spaces which will be shared between an existing industrial use located at 2201 W. Fulton Street and a proposed industrial private event space located at 2145 W. Walnut

Street.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

441-19-Z ZONING DISTRICT: RM-4.5 WARD: 43

APPLICANT: 1956 North Orchard Street, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 1956 N. Orchard Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 34.35' to zero for a proposed rear, one-story addition to the existing three-story, single family residence with an attached

garage.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

442-19-Z ZONING DISTRICT: RS-3 WARD: 47

APPLICANT: Public Building Commission of Chicago

OWNER: Same as applicant

PREMISES AFFECTED: 4540 N. Campbell Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 20' to 5.87', north setback from 22.5' to 2.5' for a proposed

three-story addition to an existing three-story school.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

APPLICANT: Public Building Commission of Chicago

OWNER: Same as applicant

PREMISES AFFECTED: 4540 N. Campbell Avenue

SUBJECT: Application for a variation to reduce the existing landscape setback

along Maplewood Avenue from the required 7' to 6'-8", eliminate approximately fifty shrubs in the existing landscape setback and to allow the existing ornamental fence to remain at the property line instead of 5' from the property line for a proposed three-story

addition to an existing three-story school.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

444-19-S ZONING DISTRICT: B1-1 WARD: 19

APPLICANT: CIBC Bank USA
OWNER: Same as applicant
PREMISES AFFECTED: 3040 W. 111th Street

SUBJECT: Application for a special use to establish a drive through facility

that will serve a proposed one-story bank.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

445-19-Z ZONING DISTRICT: B1-1 WARD: 19

APPLICANT: CIBC Bank USA
OWNER: Same as applicant
PREMISES AFFECTED: 3040 W. 111thh Street

SUBJECT: Application for a variation to reduce the east side setback from 8'

to zero for a proposed one-story bank with a drive-through facility

with an accessory parking abutting a residential district.

Motion to approve made by Chairman. Second by Toia.

Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

446-19-S ZONING DISTRICT: DX-5 WARD: 25

APPLICANT: Banana Glades, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 24 S. Morgan Street

SUBJECT: Application for a special use to lease thirty-two of the seventy-

three required residential parking spaces which are located on the first through third floors in an existing eleven-story, mixed use

building which contains seventy-nine parking spaces.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

447-19-S ZONING DISTRICT: DX-5 WARD: 25

APPLICANT: Banana Glades, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 24 S. Morgan Street

SUBJECT: Application for a special use to establish six non-accessory parking

spaces within the first through third levels in an existing elevenstory mixed use building with seventy-nine parking spaces. Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

448-19-S ZONING DISTRICT: B3-5 WARD: 48

APPLICANT: MQS Group, LLC

OWNER: Edgewater Beach Apartment Corporation

PREMISES AFFECTED: 5557 N. Sheridan Road

SUBJECT: Application for a special use to establish a tavern.

Continued to September 20, 2019 at 2:00 PM.

449-19-S ZONING DISTRICT: B1-2 WARD: 17

APPLICANT: Kelvin Neal
OWNER: Same as applicant
PREMISES AFFECTED: 7759 S. Halsted Street

SUBJECT: Application for a special use to establish a hair salon.

Motion to approve made by Chairman. Second by Toia. Motion failed 1-2; yeas – Chairman; nays – Garcia, and Toia.

450-19-Z ZONING DISTRICT: B3-2 WARD: 43

APPLICANT: 2577 N. Clark Land Trust

OWNER: Same as applicant **PREMISES AFFECTED:** 2577-79 N. Clark Street

SUBJECT: Application for a variation to reduce the required off-street parking

spaces from one to zero to allow the conversion of an existing office space on the second floor of a two-story mixed use building

to a dwelling unit.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

451-19-S ZONING DISTRICT: B3-1 WARD: 38

APPLICANT: Black Dagger Inc.

OWNER: Gladys R. Wilson and Associates

PREMISES AFFECTED: 3431 N. Harlem Avenue

SUBJECT: Application for a special use to establish a body art service (tattoo

shop).

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

452-19-S ZONING DISTRICT: B1-1 WARD: 19

APPLICANT: Bianca Salazar dba Vier Hair Loft, LLC*

OWNER: Vince Barraco of Brock's 2, LLC

PREMISES AFFECTED: 3010 W. 111th Street

SUBJECT: Application for a special use to establish a hair salon.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

*Amended at hearing

453-19-Z ZONING DISTRICT: RS-3 WARD: 9

APPLICANT: Public Building Commission

OWNER: Same as applicant

PREMISES AFFECTED: 10538 S. Langley Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 20' to 8.58', south side setback from 28.41' to 10.41' for a proposed four-story addition to an existing four-story school.

Motion to approve made by Chairman. Second by Toia.

Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

454-19-Z ZONING DISTRICT: RS-3 WARD: 9

APPLICANT: Public Building Commission of Chicago

OWNER: Same as applicant

PREMISES AFFECTED: 10538 S. Langley Avenue

SUBJECT: Application for a variation to exceed the floor area ratio .9 of

57,883.5 square feet to the maximum 59,022 square feet for a proposed four-story addition to the existing four-story school. Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

455-19-Z ZONING DISTRICT: RS-3 WARD: 9

APPLICANT: Public Building Commission of Chicago

OWNER: Same as applicant

PREMISES AFFECTED: 10538 S. Langley Avenue

SUBJECT: Application for a variation to eliminate the one required loading

berth for a proposed four-story addition to the existing four-story

school.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

456-19-Z ZONING DISTRICT: RS-3 WARD: 9

APPLICANT: Public Building Commission of Chicago

OWNER: Same as applicant

PREMISES AFFECTED: 10538 S. Langley Avenue

SUBJECT: Application for a variation to eliminate the required 7' landscape

setback (with seven trees and approximately fifty shrubs), along E. 105th Pl. and S. Langley Avenue, eliminate interior landscape requirement (approximately 1,221 square feet with ten shrubs), allow the existing 4' high ornamental fence to remain at the property line instead of 5' from the property line for a proposed

four-story addition to an existing four-story school.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas — Chairman, Garcia, and Toia.

457-19-S ZONING DISTRICT: PMD-4A WARD: 27

APPLICANT: Moonlight Studios, Inc. **OWNER:** DDP Enterprises, LLC **PREMISES AFFECTED:** 1455 W. Hubbard Street

SUBJECT: Application for a special use to establish an accessory off-site

parking lot with seventeen required parking spaces to serve a proposed industrial private event space located at 1446 W. Kinzie

Street.

Continued to September 20, 2019 at 2:00 PM

458-19-Z ZONING DISTRICT: PMD-4A WARD: 27

APPLICANT: Moonlight Studios, Inc.
OWNER: DDP Enterprises, LLC
PREMISES AFFECTED: 1455 W. Hubbard Street

SUBJECT: Application for a variation to establish shared parking for

seventeen parking spaces for non-residential use with different peak hours to accommodate the required parking for a proposed industrial private event space located at 1446 W. Kinzie Street.

Continued to September 20, 2019 at 2:00 PM

459-19-S ZONING DISTRICT: PMD-14 WARD: 35

APPLICANT: GW Addison Kimball, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 3343 W. Addison Street

SUBJECT: Application for a special use to increase the maximum floor area to

10,269 square feet for a proposed one-story restaurant with a drive

through facility.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

CONTINUANCES

382-19-S ZONING DISTRICT: PMD-14 WARD: 35

APPLICANT: GW Addison Kimball, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 3343 W. Addison Street

SUBJECT: Application for a special use to establish a dual-lane* drive

through facility to serve a proposed one-story restaurant.

Motion to approve made by Chairman. Second by Toia.

Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

*Amended at hearing

241-19-S ZONING DISTRICT: M3-3 WARD: 22

APPLICANT: Frenchy Soccer Development, LLC

OWNER: Heneghan Wrecking Company Inc. / Heneghan Wrecking and

Excavating Co, Inc.

PREMISES AFFECTED: 4201 W. 36th Street

SUBJECT: Application for a special use to allow a sports and recreation,

participant 149 person capacity (indoor soccer field) in an existing

one-story warehouse.

Withdrawn

309-19-S ZONING DISTRICT: B3-2 WARD: 12

APPLICANT: Maria Castro **OWNER:** Javier Galindo

PREMISES AFFECTED: 2878 W. Cermak Road

SUBJECT: Application for a special use to establish a beauty salon.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

339-19-Z ZONING DISTRICT: RM-4.5 WARD: 26

APPLICANT: Sonny Montijo **OWNER:** Same as applicant

PREMISES AFFECTED: 3219 W. Mclean Avenue

SUBJECT: Application for a variation to reduce the west setback from the

required 2' to 1' (east to be 3.58') combined side setback from 5' to 4.58' for a proposed fourth floor addition to the existing three-story building to be converted with partial enclosure over the existing rear open porch and will convert from two dwelling units to three

dwelling units.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

343-19-Z ZONING DISTRICT: C1-2 WARD: 30

APPLICANT: Wilmot Construction Inc.

OWNER: Same as applicant

PREMISES AFFECTED: 3114 N. Ridgeway Avenue / 3105-19 N. Milwaukee Avenue

SUBJECT: Application for a variation to reduce the minimum lot area per

dwelling unit from the required 1,000 square feet to 905.58 square feet for a proposed four-story, mixed use building with an attached

thirty-two car garage.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

344-19-Z ZONING DISTRICT: C1-2 WARD: 30

APPLICANT: Wilmot Construction Inc.

OWNER: Same as applicant

PREMISES AFFECTED: 3114 N. Ridgeway Avenue / 3105-19 N. Milwaukee Avenue

SUBJECT: Application for a variation to reduce the off-street parking from the

required forty on-site accessory parking spaces to thirty-two to serve a proposed four-story, mixed use building with an attached

thirty-two car garage.

Withdrawn

356-19-Z ZONING DISTRICT: RS-3 WARD: 1

APPLICANT: Robert Linn

OWNER: Leeward, LLC-Series 1759 **PREMISES AFFECTED:** 2457 N. Artesian Avenue

SUBJECT: Application for a variation to reduce the north side setback from

the required 2' to zero (south side setback to be 3'), combined side setback from 5' to 3' for a proposed two-story, single family

residence.

Motion to approve made by Chairman. Second by Toia. Motion failed 0-3; yeas – none; nays – Chairman, Garcia, and

Toia.

APPLICANT: Chi Partners, LLC 2711 Washtenaw Series

OWNER: Same as applicant

PREMISES AFFECTED: 2711 N. Washtenaw Avenue

SUBJECT: Application for a variation to reduce the minimum lot area from

the required 4,000 square feet to 3,893 square feet to add a fourth dwelling unit to an existing three-story, three dwelling unit

building.

Continued to October 18, 2019 at 2:00 PM

360-19-Z ZONING DISTRICT: RT-4 WARD: 32

APPLICANT: Chi Partners, LLC 2711 Washtenaw Series

OWNER: Same as applicant

PREMISES AFFECTED: 2711 N. Washtenaw Avenue

SUBJECT: Application for a variation to reduce the required off-street parking

from four to three spaces for the proposed addition of a fourth dwelling unit in an existing three-story, three dwelling unit

building.

Continued to October 18, 2019 at 2:00 PM

361-19-Z ZONING DISTRICT: RM-4.5 WARD: 43

APPLICANT: Linlin Bai

OWNER: Linlin Bai and Yi Zhang **PREMISES AFFECTED:** 2054 N. Burling Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 21.56' to 13.33', front setback from 9.24' to 2.5', south setback from 2' to 0.89', combined side setback from 5' to 4.23', roof top feature setback from 20' to 7.5' for a proposed front patio pit, roof deck with rooftop stairway enclosure and a rear two-story

addition to the existing two-story, single family residence. Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas — Chairman, Garcia, and Toia.

368-19-S ZONING DISTRICT: B3-2 WARD: 1

APPLICANT: FH7 Wicker Park, LLC **OWNER:** RSR Chicago, LLC

PREMISES AFFECTED: 1425 N. Milwaukee Avenue

SUBJECT: Application for a special use to establish a hair and nail salon.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

369-19-S ZONING DISTRICT: B3-2 WARD: 1

APPLICANT: FH7 Wicker Park, LLC **OWNER:** RSR Chicago, LLC

PREMISES AFFECTED: 1425 N. Milwaukee Avenue

SUBJECT: Application for a special use to establish a massage establishment.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

370-19-S ZONING DISTRICT: B3-2 WARD: 1

APPLICANT: FHY Wicker Park, LLC **OWNER:** RSR Chicago, LLC

PREMISES AFFECTED: 1425 N. Milwaukee Avenue

SUBJECT: Application for a special use to establish a body art service to

provide microblading / permanent makeup.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

386-19-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: Keeper Property Holdings, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1920 N. Kenmore Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 9.41' to zero, west setback from 11.38' to zero, north setback from 11.38' to 1.0'*, combined side setback from 28.44' to zero, rear setback from 28.14' to zero, roof top feature setback from 20' to 6.17' for a proposed two-story, single family residence with an attached two-car* garage, rooftop penthouse roof decks

and pergolas.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

*Amended at hearing

387-19-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: Keeper Property Holdings, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1920 N. Kenmore Avenue

SUBJECT: Application for a variation to reduce the rear yard open space from

the required 328.35 square feet to zero for a proposed two-story, single family residence with an attached two-car* garage, rooftop

penthouse roof decks and pergolas.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

394-19-S ZONING DISTRICT: B1-2 WARD: 48

APPLICANT: Board of Education of City of Chicago

OWNER: Shopping Center BF, LLC

PREMISES AFFECTED: 5300 N. Broadway

SUBJECT: Application for a special use to establish a public Pre-Kindergarten

school.

Continued to September 20, 2019 at 2:00 PM

Motion to move into closed session pursuant to Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia. Meeting went into closed session at 4:15 PM.

Motion to return to open session made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia. Meeting returned to open session at 4:47 PM.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of July 19, 2019, except for Board Cal No. 337-19-Z. Second by Toia. Motion carried 3-0: yeas – Chairman, Garcia, and Toia.

Motion to adopt revised Rules of Procedure made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

Chairman moved to adjourn at 7:30 PM. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

Meeting adjourned.

^{*}Amended at hearing